Agenda – Riel Community Committee – August 28, 2026

PUBLIC HEARINGS

Item No. 2 Conditional Use – 3 St. Vital Road
(St. Vital Ward)
File DCU 154759/2026D [c/r DAZ 215/2026 & DAV 154517/2026D]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning and Design Division recommends approval of the application for a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a Personal Service use exceeding 5,000 square feet (464.52 square metres) in gross floor area.

Subject to the following conditions:

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

2. That the development shall be established in substantial conformance with the submitted plans for File No. DCU 26-154759/D and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development.

3. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 215/2026.

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File:	DCU 154759/2026D
Applicant:	Melanie Botelho-Urbanski
Premises Affected:	3 St. Vital Road
Legal Description:	LOT 2 PLAN 56477 40 ST V, hereinafter called "the land"
Property Zoned:	"R1-M" (Residential Single-Family-Medium)
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-law No. 200/2006 to permit the establishment of a Personal Service use exceeding 5,000 square feet (464.52 square metres) in gross floor area.
Exhibits Filed:	1. Application dated May 19, 2026 2. Notification of Public Hearing dated August 7, 2026 3. Manitoba Status of Title 2799267/1 4. Letter of authorization dated January 6, 2026, from The Anglican Church of Canada, Parish of St. Mary Magdalene Within the Diocese of Rupertsland (Cathy Mondor, Carey Isaac, and Rev. Dr. Paul Peters Derry) to Melanie Botelho-Urbanski 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Plans, Sheets 1 to/and 6 inclusive, for File DCU 154759/2026D dated July 16, 2026 7. Report from the Urban Planning Division dated August 19, 2026 8. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be / not be concurred in and the Conditional Use be approved / rejected.

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit "7" referred to in File DCU 154759/2026D

ADMINISTRATIVE REPORT

Title: DCU 26-154759/D – 3 St. Vital Road

Issue: For consideration of a Conditional Use to establish a Personal Service use (dance, acrobatic, and aerial studio) inside of an existing place of worship building.

Critical Path: Riel Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
Gillian Kolody, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division recommends **approval** of the application for a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a Personal Service use exceeding 5,000 square feet (464.52 square metres) in gross floor area.

Subject to the following condition(s):

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.
2. That the development shall be established in substantial conformance with the submitted plans for File No. DCU 26-154759/D and thereafter maintained to the satisfaction of the Director of Planning, Property, and Development.
3. That the Conditional Use Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 215/2026.

REASON FOR THE REPORT

- The applicant is proposing to establish a dance, acrobatic, and aerial studio inside of an existing place of worship building and requires Conditional Use approval for a Personal Service use that exceeds 5,000 square feet (464.52 square feet) as per the *Winnipeg Zoning By-Law*.

- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE:	**DCU 26-154759/D**
RELATED FILES:	DAZ 215/2026, DAV 26-154517/D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.512 - (NORBERRY)
SUBJECT:	For a Conditional Use under Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a Personal Service use exceeding 5,000 square feet (464.52 square metres) in gross floor area.
LOCATION:	3 St. Vital Road
LEGAL DESCRIPTION:	LOT 2 PLAN 56477 40 ST V
APPLICANT:	Melanie Botelho-Urbanski 98 Arden Ave Winnipeg, MB R2M 2K2
OWNER:	THE ANGLICAN CHURCH OF CANADA 3 St Vital Rd Winnipeg, MB R2M 1Z2

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Conditional Use with respect to a property may be approved if the Conditional Use:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on the north side of St. Vital Road, between Kenwood Place and Scouters Lane, in the Norberry neighbourhood of the St. Vital ward.
- The site is 16,818 square feet (1562.44 square meters) in area and is currently occupied by a place of worship.
- There is a vinyl clad shed located at the rear of the property.

- The subject site has vehicular access via St. Vital Road and the rear public unpaved lane and additionally has frontage along St. Vital Road.

- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood – Recent Communities policy area.

- The property is currently zoned “R1-M” Residential Single-Family (Medium) District.

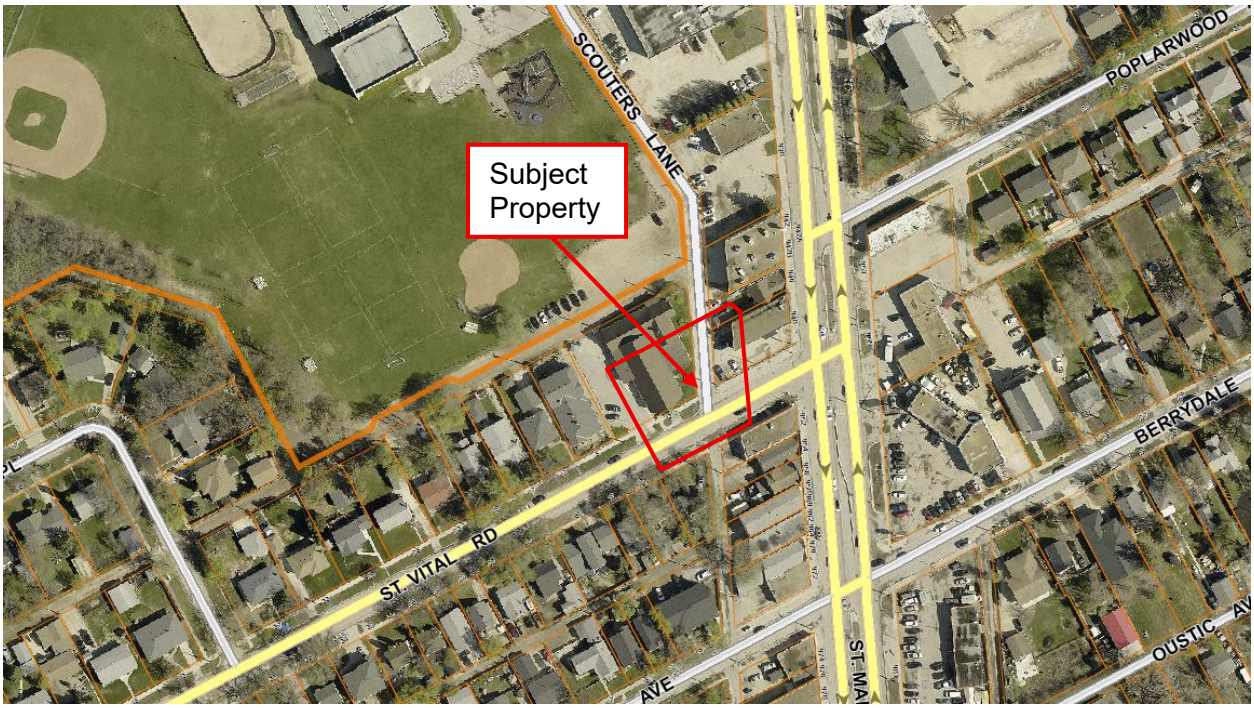


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: An unpaved rear public lane, then Norberry-Glenlee Community Centre which is zoned as “R1-M” Residential Single-Family (Medium).

South: St. Vital Road, then a residential single-family use zoned as “R1-M” Residential Single-Family (Medium).

East: Scouters Lane, then an office use, a vehicle services related use, and a residential multiple use zoned as “C2 PDO-1 Malls and Corridors” Commercial Community.

West: A day care use zoned as “R1-M” Residential Single-Family (Medium).

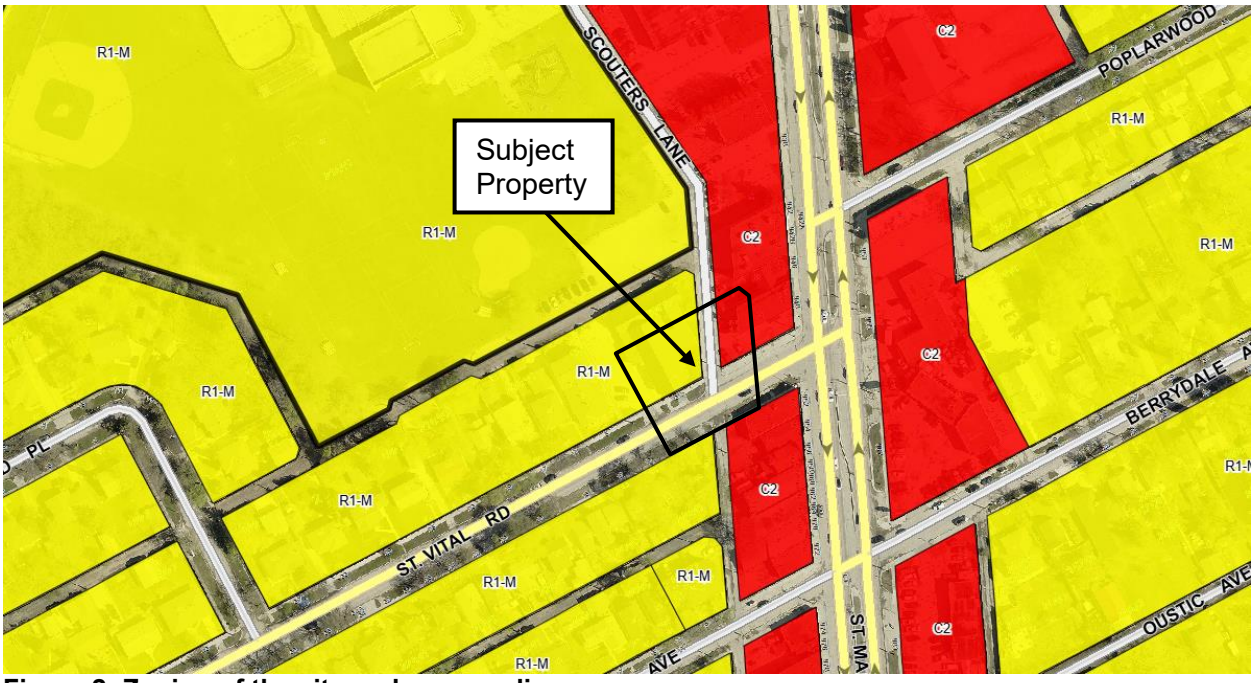


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject property from “R1-M” Residential Single-Family (Medium) District to “C1” Commercial Neighbourhood District.
- The applicant is proposing to establish a Personal Service use (dance, acrobatic, and aerial studio) in the existing place of worship building.
- Of the nine (9) parking stalls at the rear of the proposed dwelling, one (1) is accessible. Additionally, the letter of intent states that the Norberry-Glenlee Community Centre will allow the business to utilize their parking area across the unpaved rear public lane as overflow parking if necessary.
- Vehicular access to the property is proposed to remain via St. Vital Road and the unpaved rear public lane.
- No exterior alterations are proposed to the stucco and brick exterior façade of the building other than the addition of a sign for the dance, acrobatic, and aerial studio.
- The site plan shows landscaping totaling five (5) trees and approximately 33 shrubs.
- The existing building is one-storey with a basement level. Three (3) dance studios are proposed, as well as a lobby, multiple bathroom facilities, a kitchen, a mechanical room, an office, a staff room, and multiple spare rooms.
- The proposed hours of operations are from 4PM to 9PM, Monday to Friday, and 9AM to 5PM, Saturday and Sunday.
- In addition to the Conditional Use, the proposed development requires that the subject property be rezoned from “R1-M” Residential Single-Family (Medium) District to “C1” Commercial Neighbourhood District (see planner’s report for DAZ 215-2026).

- The proposed development also requires four Variances related to the yard setbacks, number of parking spaces, and buffering requirements (see planner's report for DAV 26-154517/D).

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

- The applicant engaged with the Division to discuss the application prior to making a formal submission.

With the Public

- The applicant did not submit any letters or signatures of support in their formal submission.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) supports *OurWinnipeg 2045*, the City's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.
- The subject property is located in the "Established Neighbourhood – Recent Communities" policy area as identified in *CCDS 2.0*.
- The key goals and policies guiding the development of Established Neighbourhoods include:

Goal 4 *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

> ***4.1*** *Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
>
> ***4.2*** *In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reasons for Conditional Use Approval
The *Winnipeg Zoning By-law* categorizes certain land uses as "conditional" due to their potential to pose impact on adjacent uses. Additionally, when proposing changes to a Use Specific Standard in the *Winnipeg Zoning By-law*, a Conditional Use is required. The Conditional Use process enables the Public Service to undertake additional analysis and determine the suitability of a proposal.

- Conditional Uses are supported when they have demonstrated they are compatible with the existing development context and will not have any substantial adverse effects on the surrounding area.
- Although the Personal Services use is not identified as a Conditional Use as per Table 4-1: Principal Use Table, the Personal Service Uses Use Specific Standard outlines notes that in

the “C1” zone, a Personal Service use is limited to a maximum of 5,000 square feet of gross floor area.

The Urban Planning and Design Division recommends approval of the proposed Conditional Use for the following reasons:

- The proposed dance, acrobatic, and aerial studio (which falls under the Personal Service use) would introduce a low impact use consistent with the objectives in the *Complete Communities Direction Strategy 2.0* as it redevelops an existing commercial area via adaptive re-use of an existing building and provides a commercial amenity within a residential neighbourhood.
- While the subject block is residential in character, the site is in close proximity to “C2 PDO-1 Malls and Corridors” Commercial Community sites with commercial uses along St. Mary’s Road, which is an arterial route.
- As the subject site is a corner lot that abuts a day care centre use to the west and either a public lane or St. Vital Road on all other sides, there would be a minimal impact on the neighbouring residential single-family uses in the surrounding area.

CONDITIONS OF APPROVAL

Substantial Conformance

- The Urban Planning and Design Division recommends a condition for substantial conformance. Substantial conformance ensures the final plans reflect the submitted plans.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division recommends **approval** of the application for the following reasons:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposed establishment of a Personal Services use that exceeds 5,000 square feet in gross floor area is consistent with policies in Complete Communities Direction Strategy 2.0 and OurWinnipeg 2045.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the proposal complements surrounding land uses and contributes to a complete neighbourhood, providing a commercial use with no anticipated adverse effect on adjoining properties.*

(d) is compatible with the area in which the property to be affected is situated.

In that, *the building is already existing on the site.*

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

Goal: City Building

Objectives

3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

Policies

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.40 Commercial Areas

Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4 – Facilitate Compact, Complete Development and Increase Density

Key Direction 4.1: Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service.

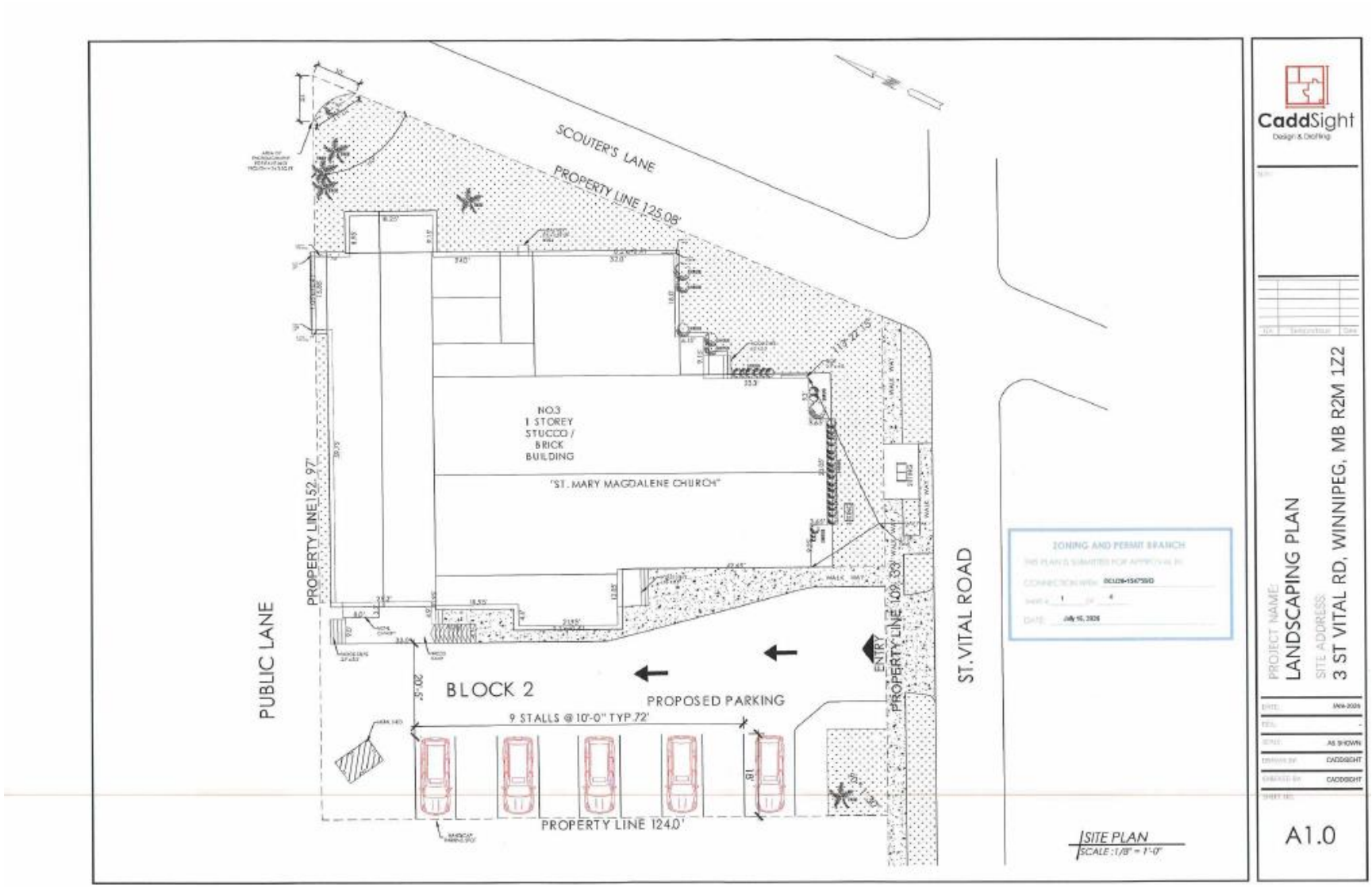
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Gillian Kolody, MCP
Date:	August 19, 2026
File No.	DCU 26-154759/D

Exhibit “6” referred to in File DCU 154759/2026D



MAIN FLOOR - Floor Plan for 3 St. Vital Rd, Winnipeg, MB



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH DCU26-154759/D
SHEET # 2 OF 4
DATE July 16, 2026

ST. VITAL RD.

MAIN FLOOR - Floor Plan for 3 St. Vital Rd, Winnipeg, MB



ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
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SHEET # 2 OF 4
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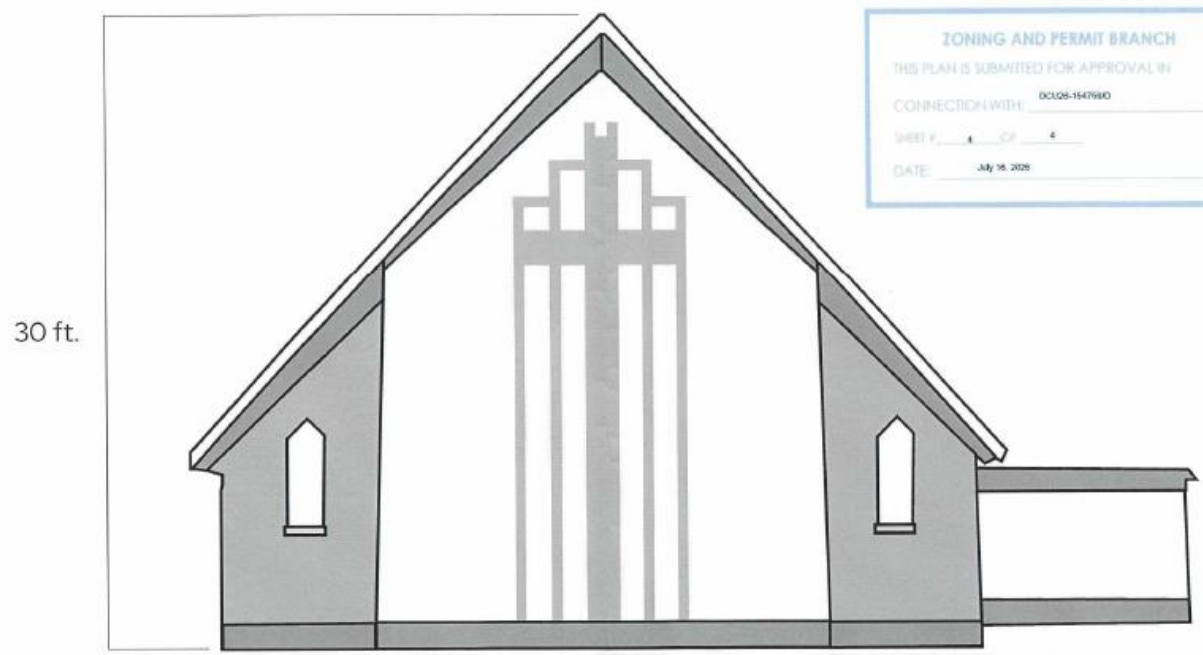

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DCU26-154798/0
SHEET # 4 OF 4
DATE: July 16, 2026

3 St Vital Rd, Winnipeg, MB